

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3407 Conestoga Drive, Fort Wayne, Indiana 46808. (Tricity Automotive Warehouse Corporation)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will retain 24 full-time and 5 part-time permanent jobs for a total annual payroll of \$500,000, with the average new annual job salary being \$17,241; and

WHEREAS, the total estimated project cost is \$900,000; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

1 SECTION 2. That, the hereinabove described property is
2 hereby declared an "Economic Revitalization Area" pursuant to
3 I.C. 6-1.1-12.1, said designation to begin on the effective date
4 of this Resolution and continue for a one year period. Said
designation shall terminate at the end of that one year period.

5 SECTION 3. That, said designation of the hereinabove
6 described property as an "Economic Revitalization Area" shall
7 apply to a deduction of the assessed value of real estate.

8 SECTION 4. That, the estimate of the number of individuals
9 that will be employed or whose employment will be retained and
10 the estimate of the annual salaries of those individuals and the
11 estimate of the value of redevelopment or rehabilitation all
12 contained in Petitioner's Statement of Benefits are reasonable
13 and are benefits that can be reasonably expected to result from
14 the proposed described redevelopment or rehabilitation.

15 SECTION 5. The current year approximate tax rates for
16 taxing units within the City would be:

- 17 (a) If the proposed development does not occur, the
18 approximate current year tax rates for this site would
19 be \$8.8359/\$100.
- 20 (b) If the proposed development does occur and no deduction
21 is granted, the approximate current year tax rate for
22 the site would be \$8.8359/\$100 (the change would be
23 negligible).
- 24 (c) If the proposed development occurs and a deduction
25 percentage of fifty percent (50%) is assumed, the
26 approximate current year tax rate for the site would be
27 \$8.8359/\$100 (the change would be negligible).

28 SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby
29 determined that the deduction from the assessed value of the real
30 property shall be for a period of ten years.

31 SECTION 7. The benefits described in the Petitioner's
32 Statement of Benefits can be reasonably expected to result from

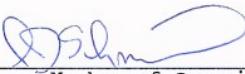
1 the project and are sufficient to justify the applicable
2 deductions.

3 **SECTION 8.** For real property, a deduction application must
4 contain a performance report showing the extent to which there
5 has been compliance with the Statement of Benefits form approved
6 by the Fort Wayne Common Council at the time of filing. This
7 report must be submitted to the Allen County Auditor's Office and
8 the City of Fort Wayne's Department of Economic Development and
9 must be included in the deduction application. For subsequent
10 years, the performance report must be updated within sixty days
11 after the end of each year in which the deduction is applicable.

12 **SECTION 9.** The performance report must contain the
13 following information:

- 14 A. The cost and description of real property improvements.
- 15 B. The number of employees hired through the end of the
16 preceding calendar year as a result of the deduction.
- 17 C. The total salaries of the employees hired through
18 the end of the preceding calendar year as a result of the
19 deduction.
- 20 D. The total number of employees employed at the facility
21 receiving the deduction.
- 22 E. The total assessed value of the real property
23 deduction.
- 24 F. The tax savings resulting from the real property being
25 abated.

26 **SECTION 10.** That, this Resolution shall be in full force
27 and effect from and after its passage and any and all necessary
28 approval by the Mayor.

29 
30 _____
31 Member of Council

32 APPROVED AS TO FORM AND LEGALITY

33 
34 _____
35 J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Schultz,
seconded by _____, and duly adopted, read the second time by _____,
title and referred to the Committee on Finance (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on Tuesday, the 25th, day
of January, 1995, at 7:30 o'clock A.M., E.S.T.
DATED: 12-27-94. Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
seconded by _____, and duly adopted, placed on its passage.
PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>✓</u>
EDMONDS				<u>✓</u>
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 1-10-95.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-05-95
on the 10th day of January, 1995.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Don J. Schmidt

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 11th day of January, 1995,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of January,
1995, at the hour of 2:00 o'clock A.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-94-12-31

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN (ORDINANCE) (RESOLUTION) confirming resolution designating "Economic Revitalization Area" for property commonly known as 3407 Conestoga Drive. (TriCity Automotive Warehouse Corporation)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTRACT

NO REC

DO PASS

John Henry
David Olong
Say Talawite
Debee Cairo
O'Sullivan

DATED: 1-10-95

Sandra E. Kennedy
City Clerk

EXHIBIT A

12-14-94 02:33PM FROM NED SUMMIT BANK

TO 94247255

F001/001

CERTIFICATE OF SURVEY

OFFICE OF:

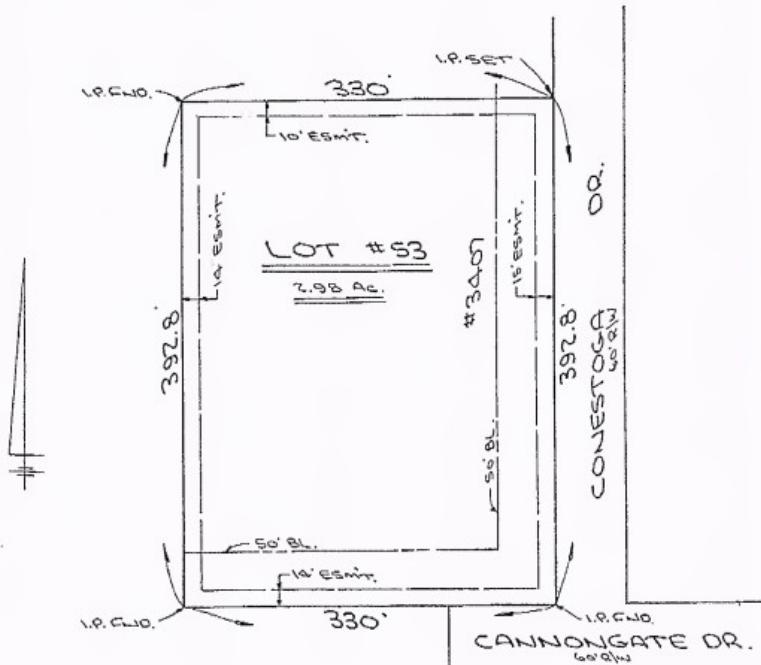
DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. 30193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown as described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

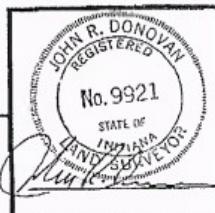
The description of the real estate is as follows, to wit: Lot Numbered 53 in Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



NOTE: According to the Flood Insurance Rate Map (FIRM) number I80003 00150, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

JOB FOR: CENTENNIAL DEV. CORP. -
TRI-CITY AUTOMOTIVE
WAREHOUSE CORP.

11" x 100'
12-12-88



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Real Property tax abatement request for Tricity Automotive Warehouse Corporation. This project will allow the company to relocate to Centennial Industrial Park. The company move is due to Headwaters Park development. The company will be able to retain nearly all of its employees as a result of the project. The company is seeking abatement on a new 45,000 sf automotive warehousing facility.

Q-94-12-31

EFFECT OF PASSAGE Will allow the company to retain 24 full-time and 5 part-time employees. Will result in reinvestment in the community.

EFFECT OF NON-PASSAGE Negation of the effect of passage, above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

December 28, 1994

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of December 31, 1994, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-94-12-24 & R-94-12-25
Bill No. R-94-12-26 & R-94-12-27
Bill No. R-94-12-28 & R-94-12-29
Bill No. R-94-12-30 & R-94-12-31

Please send us 3 copies of each of the above of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-94-12-30 AND R-94-12-31)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 12-27-94,
DATE
DESIGNATING PROPERTY AT 3407 Conestoga Drive, Fort Wayne, Indiana.
(TriCity Automotive Warehouse Corporation)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON January 10, 1995, at 5:30 o'clock P.M.
DATE, TIME & PLACE

Common Council Conference Room 128, First Floor, City-County Building,
One Main Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL
(Governmental Unit)

ALLEN County, Indiana

To: The Journal-Gazette Dr.
P.O. Box 100
Fort Wayne, IN

PUBLISHER'S CLAIM**LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice _____

COMPUTATION OF CHARGES

38 lines, 1 columns wide equals 38 equivalent lines
at .33 cents per line \$ 12.54

Additional charge for notices containing rule or tabular work
(50 percent of above amount) _____

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) _____

TOTAL AMOUNT OF CLAIM \$ 12.54

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: DEC 31, 19 94 Title: _____ Clerk _____

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss.

SEVENTY-TWO (72) HOURS PRIOR TO THE

MEETING.

SANDRA E. KENNEDY

CITY CLERK

#769900

12-31 personally appeared JULIE L ROHYANS, notary public in and for said county and state, the undersigned JULIE L ROHYANS, who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time _____, the dates of publication being as follows:

12-31-94

Subscribed and sworn to before me this 31st day of DEC, 19 94.

MARY L ADKISON
Notary Public

My commission expires: ALLEN COUNTY
NOTARY PUBLIC STATE OF INDIANA
MY COMMISSION EXP JUNE 14,1997

